

ASSESSMENT PROCEDURE

The Department of Revenue requires an inspection of properties every 10 years, every three years a revaluation and every year the assessor also reflects what the properties are doing in the market and adjusts accordingly.

FY 2010 was a revaluation year. To develop the assessment program we go by the Department of Revenue guidelines; look at the current assessment levels, assessment uniformity of all properties and the market.

Questions the assessor is receiving are why are we using 2008 sales to do our revaluation. The Department of Revenue once again specifies the effective date is as of January 1, 2009, and to use valid sales; not bank foreclosures, non-arms length transactions or a home that sold to a family member is also not an arms length sale.

Many reports are required for the assessor to send to the Department of Revenue, and the median sales ratio of the assessment can be no lower or high then 90 to 100 percent of the sale price. Many sub-group reports are also required and are broken down by the home style, neighborhood (zoning), age of the home and the land size. These reports all must fall within 5% of the median in each group. All of these reports passed the preliminary certification.

What adds value: Building style, story height, other plumbing fixtures, fireplace, central air, how many baths, half baths, garage square footage, finished basements and finished attics. Is there an in ground pool, deck, porch, enclosed porch.